

Unapproved Minutes
Vermillion Planning Commission
Monday, March 9, 2009 Regular Meeting

The regular meeting of the Vermillion Planning Commission was called to order in the boardroom at the Vermillion Chamber of Commerce and Development Company on March 9, 2009 at 5:30 p.m.

1. Roll Call

Present: Forseth, Howe, Magee, Muenster, Reasoner, Schempp, and Iverson.
Absent: Fairholm.

Also present were Farrel Christensen, Building Official and Andrew Colvin, Assistant to the City Manager.

2. Minutes

a. February 9, 2009 Regular Meeting; February 23, 2009 Regular Meeting.

Moved by Schempp to approve the February 9, 2009 Regular Meeting minutes and February 23, 2009 Regular Meeting minutes, seconded by Howe. Motion carried 7-0.

3. Adoption of the Agenda

Moved by Forseth to amend the agenda by moving Item 4, Visitors to be Heard, to be replaced by Item 7, New Business, and moving Item 7, New Business, to be replaced by Item 4, Visitors to be Heard, seconded by Magee. Motion carried 7-0.

Moved by Howe to adopt the agenda as amended, seconded by Forseth. Motion carried 7-0.

7. New Business

a. Vacation of right-of-way contained in Lot A of NW $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 13, Township 92 North, Range 52 West of the 5th Principal Meridian, City of Vermillion, Clay County, South Dakota (Located north of Cherry Street, between Dakota and Rose Street).

Farrel Christensen, Building Official, presented the request to vacate the right-of-way. Farrel reported that the proposed Coyote Village Planned Development has submitted the request in order to develop the site. Farrel explained that the right-of-way was for the purposes of a utility line and was part of the mobile home park purchased by the USD Foundation. Farrel noted that the right-of-way has been replaced by a utility easement on the re-plat of the area. Discussion followed.

Moved by Forseth to recommend approval of the request to vacate the right-of-way, seconded by Magee. Muenster abstained. Motion carried 5-1.

b. Final Plat of Tract 1 and Tract 2 of Coyote Village Addition to the City of Vermillion, South Dakota.

Farrel Christensen, Building Official, presented the plat. Farrel reported that replatting is necessary to determine the proper easements and lot boundaries for the area containing the Coyote Village Planned Development. Farrel reported that the City Engineer has reviewed the plat and recommends approval. Discussion followed.

Moved by Forseth to recommend approval of the plat, seconded by Howe. Muenster abstained. Motion carried 6-0.

5. Public Hearing

No Public Hearings.

6. Old Business

No Old Business.

4. Visitors to be Heard

Rod Nelson, 209 12th Street, spoke against the proposed Coyote Village Planned Development. Mr. Nelson informed the commission that he and his mother will be directly impacted by the project due to the proximity of the structures near the family property.

The Planning Commission held an education session with Stockwell Engineers and Rich Van Den Hul from USD Administration. The Planning Commission discussed some of their major concerns for the project, including transportation and traffic flow, building placement, parking lot arrangement, storm water, safety, and building/grounds maintenance, future plans, and the feasibility of parking ramps or underground parking facilities.

8. Staff Reports

Andy reported on an upcoming tour of the new City Hall for Planning Commission members on March 17th.

9. Adjourn

Moved by Forseth to adjourn, seconded by Magee. Motion carried 7-0.

Chairman Iverson declared the meeting adjourned at 6:47 p.m.